

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-24536 - APPLICANT: LAS VEGAS VALLEY WATER
DISTRICT - OWNER: UNITED STATES OF AMERICA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic) on 8.80 acres at the northwest corner of Fort Apache Road and Centennial Parkway.

Growth and development factors illustrated in the Centennial Hills Sector Plan and the Las Vegas 2020 Master Plan indicate a need for water retention facilities in this area; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/01	The City Council approved a Petition to Annex (A-0023-01) property generally located on the northwest corner of Centennial Parkway and Fort Apache Road, containing approximately 20 acres of land. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits that pertain to this site.	
<i>Pre-Application Meeting</i>	
09/10/07	A pre-application was held with the applicant. The applicant informed staff that they proposed a water pumping station for the site. This would require a General Plan Amendment, a Rezoning and Site Development Plan Review. When the applicant showed plans for the site, they were informed that because the buildings were on both the city and the county, a Site Development Plan Review could not be applied for until the other portion was in the city. Although they could not apply for the site plan, the applicant decided to go forward with the General Plan and Rezoning. The applicant was informed of the submittal requirements, which included the neighborhood meeting.

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<i>Neighborhood Meeting</i>	
10/03/07	<p>A neighborhood meeting was held on Wednesday, October 3, 2007 at Centennial Reservoir Site, northwest corner of Centennial Parkway and Fort Apache Road, Las Vegas, Nevada at 6:00 PM. The applicant, one member of staff and two member of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> • The residents in attendance had concerns about graffiti on the perimeter wall, and would prefer to see some type of a tubular steel fence instead. (The applicant responded that a graffiti-resistant finish would be applied to the wall to make graffiti cleanup easier.) • No other issues or concerns were raised; the majority of the time was spent discussing the design and layout of the site, and the construction timeframe.

<i>Field Check</i>	
09/21/07	A field check was made on the site. The site is undeveloped and vacant with residential to the east and west of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)*	U (Undeveloped)
North	Water Retention Basin	TC (Town Center)	U (Undeveloped) Under Resolution of Intent to T-C (Town Center)
South	Undeveloped	Clark County	Clark County
East	Single Family Residential	Clark County	Clark County
West	Single Family Residential	Clark County	Clark County

****The applicant has requested a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities).***

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Centennial Hills Sector Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Civic (C-V) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped)	2.2 du/ac	19.4 Units @ 8.80 acres
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	N/A	N/A
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
L (Low Density Residential)	5.49 du/ac	48.3 Units @ 8.80 acres

ANALYSIS

The applicant, the Las Vegas Valley Water District, is in the process of designing site improvements for a reservoir and pumping station on an 18.9-acre property, located at the corner of Centennial Parkway and Fort Apache Road (APNs 125-19-802-006 and 125-19-802-013). The applicant has requested a Rezoning from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic) on the 8.80-acre (APN 125-19-802-006) portion that resides in the city. The applicant will be annexing the other portion of the site into the city at a later date with a future site development plan review proposal. In addition to the rezoning request, the applicant has requested a General Plan Amendment (GPA-24534) from L (Low Density Residential) to PF (Public Facilities).

- **Zoning**

The C-V (Civic) District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan.

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- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V District is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V District is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

- **Centennial Hills Sector Plan**

6.3.5 Goals, Objectives, Policies and Programs for Water Distribution in Centennial Hills.

Objective B: *Coordinate with the Las Vegas Valley Water District and other entities on the subject of water supply, management, and land use planning.*

6.4.2 Goals, Objectives, Policies and Programs for Flood Control in Centennial Hills

Policy A2: *Develop and coordinate Neighborhood Master Plans consisting of neighborhood drains and local flood control facilities to safely convey flood and nuisance flows to the larger regional facilities.*

- **Las Vegas 2020 Master Plan – Water Element**

Policy 1.7: *The city shall support efforts to maximize water reclamation and aquifer recharge efforts by both the public and private sectors, where such efforts are not likely to result in excessively high groundwater tables. The city shall support the protection of groundwater by limiting the locations of potential pollution sources from areas of groundwater recharge and pumping.*

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **“The proposal conforms to the General Plan.”**

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In addition to the rezoning request, the applicant is the applicant has requested a General Plan Amendment (GPA-24534) to PF (Public Facilities), which brings the zoning in conformance with the General Plan.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

C-V (Civic) District is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities, which are compatible with adjacent residential land uses and zoning districts.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

Growth and development factors illustrated in the Centennial Hills Sector Plan and the Las Vegas 2020 Master Plan indicate a need for water retention facilities in this area.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site is adjacent to Centennial Parkway and Fort Apache Road, both designated 100-foot wide Primary Arterial Street by the Master Plan Streets and Highways, which is adequate in size to support the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 259

APPROVALS 0

PROTESTS 1